

PMT Meeting #1 - Lake City, Ohuta Beach

Meeting Attendees:

WSB

<input checked="" type="checkbox"/>	Jason Amberg, Proj. Principal / Landscape Architect
<input checked="" type="checkbox"/>	Shaunna Berg, Landscape Designer
<input checked="" type="checkbox"/>	Steve Foss, Landscape Architect
<input type="checkbox"/>	

City Council

<input checked="" type="checkbox"/>	Amy Alkire - AAlkire@ci.lake-city.mn.us
<input checked="" type="checkbox"/>	Jason DeVinny - JDeVinny@ci.lake-city.mn.us
<input checked="" type="checkbox"/>	Mark Nichols - MNichols@ci.lake-city.mn.us
<input type="checkbox"/>	Russel Boe - RBoe@ci.lake-city.mn.us (alternate)
<input type="checkbox"/>	

City Staff

<input checked="" type="checkbox"/>	Megan Smith, Dir. of Planning and Community Dev.
<input type="checkbox"/>	Rob Keehn, City Administrator
<input checked="" type="checkbox"/>	Scott Jensen, Public Works Dir.
<input checked="" type="checkbox"/>	Jeff Brand, Marina Administrator

Marina Board

<input checked="" type="checkbox"/>	Mark Dieltz - mark@thechipshoppe.com
<input checked="" type="checkbox"/>	Mary Jane Rasmussen - mjasmussen52@icloud.com
<input type="checkbox"/>	Ann Nibbe - ahnibbe@mchsi.com (alternate)
<input type="checkbox"/>	

Streets and Parks

<input checked="" type="checkbox"/>	Merri Lea Smith - merrileasmith@gmail.com
<input checked="" type="checkbox"/>	Rojean Becker - rojgenbecker@yahoo.com
<input type="checkbox"/>	Charlotte Eastin - mceastin@gmail.com (alternate)

From: Jason Amberg

Date: April 2, 2020

Re: Lake City - Ohuta Beach Site Improvements
WSB Project No. 15605

Meetings notes in red text.

1. Introductions:
 - a. Please share your name and interest in being on the PMT for this project and whether you have any specific concerns.
 - i. **Comments:**
 1. Amy Alkire – vitality of public land
 2. Jason DeVinny – community and personal use of this great public space
 3. Mary Jane Rasmussen – enhancing the park space and connection to downtown. Desire for a restroom building that is great to look at and use.
 4. Megan – focal point feature on waterfront
 5. Merri Lea Smith – upgraded park with more usage opportunities
 6. Rojean Becker – concern about congestion of the area
2. WSB's role:
 - a. Project management
 - b. Overall site design,
 - c. Regulatory permits,
 - d. Construction bidding processes
 - e. Coordination with City staff and other consultants
3. City's role: (Megan)
 - a. Burying overhead powerline and providing service to site renovation
 - b. Restroom building – separate consultant
 - **Making sure that the design corresponds with the site development**

We discussed the rationale behind the different bid packages and how this aligns with 'types of construction' to maximize both schedule and economy of scale to receive good bids.

- c. Quote packages with select product vendors for:
- i. splash pad equipment
 - ii. play equipment

6. Cost Estimate Overview:

ESTIMATED DEVELOPMENT COSTS - PHASES 1 & 2					
No.	Item Description	Est. Qty.	Unit	Unit Price	Total
1	Mobilization (5%)	1	LS	\$105,000	\$105,000
2	New trailer sites: tree removals, water & sanitary mains and service connections, site pads, sod restoration	1	LS	\$104,770	\$104,770
3	New trailer sites: electrical services	1	LS	\$25,000	\$25,000
4	New trailer sites: physical relocation/hookup of trailers	1	LS	\$63,000	\$63,000
5	Removals - existing road & pavement, tennis courts & selective vegetation	1	LS	\$120,000	\$120,000
6	Earthwork & Erosion Control	1	LS	\$90,000	\$90,000
7	Subsurface stormwater treatment system	1	LS	\$27,500	\$27,500
8	Stormwater utilities	1	LS	\$38,000	\$38,000
9	Relocate lift station (estimate by City)	1	LS	\$150,000	\$150,000
10	Bituminous roadway/parking with aggregate base	4,400	SY	\$30	\$132,000
11	Curb & Gutter	1,550	LF	\$25	\$38,750
12	Multi-purpose Building - restrooms, storage	4	LS	\$0	\$0
13	Water service & Sanitary Utility Adjustments	1	LS	\$48,000	\$48,000
14	6" thick reinforced concrete plaza pavement	26,700	SF	\$15	\$400,500
15	4" thick concrete walkways	11,200	SF	\$8	\$89,600
16	Play area - concrete curb edging, engineered wood fiber & poured in place rubber surfacing, lake themed playground elements	1	LS	\$90,000	\$90,000
17	Splash jets with integrated color changing LED lights and sound (pass-through water system)	1	LS	\$102,800	\$102,800
18	Retaining walls	2,200	FF	\$150	\$330,000
19	Staircase with handrails	1	LS	\$14,500	\$14,500
20	Ornamental fencing / railing	315	LF	\$150	\$47,250
21	Decorative bollards - removable	32	EA	\$2,500	\$80,000
22	Miscellaneous Site Amenities - Picnic tables, benches, trash receptacles, bike racks	1	LS	\$64,000	\$64,000
23	Drinking fountains with service lines	2	EA	\$4,500	\$9,000
24	Outdoor shower tower	1	LS	\$7,500	\$7,500
25	Tensile shade canopies	6	EA	\$9,000	\$54,000
26	Site electrical service adjustments	1	LS	\$50,000	\$50,000
27	Light poles	10	EA	\$6,500	\$65,000
28	Vendor power pedestals	1	LS	\$6,000	\$6,000
29	Boarding dock - to accommodate 5-8 boats	1	LS	\$120,000	\$120,000
30	Miscellaneous signage	1	LS	\$4,500	\$4,500

31	Identification monument signs (2)	1		\$30,000	\$30,000
32	Amphitheater - concrete stage with electrical service, terraced spectator seating to accommodate 75 to 100 people	1	LS	\$150,000	\$150,000
33	Restoration - Trees, sod & ornamental plantings	1	LS	\$85,000	\$85,000
ESTIMATED SUBTOTAL PHASES 1 & 2:					\$2,741,670
RECOMMENDED CONTINGENCY (15%)					\$411,250
Estimated Subtotal + Contingency					\$3,152,920
ESTIMATED PROFESSIONAL DESIGN, TESTING & ADMINISTRATION FEES (20%)					\$630,584
ESTIMATED PROJECT TOTAL PHASES 1 & 2:					\$3,783,504

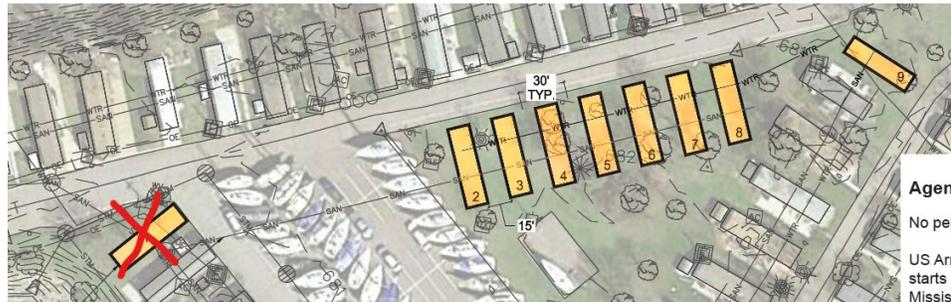
- a. Megan – Reviewing funding with newly hired finance director. General reserve and Marina reserve. City is in good financial position based upon the estimate.
 - 100k – splash pad (community fundraising and city match)
 - 100k – bathroom (rollover from previous year)

7. Project Management Team Meetings:

- a. PMT members will represent a broad cross section of the community. We will provide updates to group and collect feedback related to various design options through the process for consideration. Tentative schedule:
 - i. #1: April 2, intro to project
 - ii. #2: May 28, 30% review - design and cost estimate update
 - iii. #3: August 13, 60% review - design and cost estimate update
 - iv. #4: Sept. 17, review bid package 1 (trailer reloc. and driveway/parking)
 - v. #5: Oct. 15, initial splash pad and play equipment discussion
 - vi. #6: Nov. 12, review splash pad and play equipment recommendations
 - vii. #7: Dec. 10, 90% review - design and cost estimate update
 - viii. #8: Jan. 7, review bid package 2
 - Jason A. and Megan to develop list of potential day of week, and time of day, for future meetings and get input from group via email.
 - For most members Thursdays, mid-afternoon worked best for scheduling. For some, Tuesdays worked better
 - If members are unable to attend a meeting, alternate members are available.

8. Currently known desired additions/revisions to adopted master plan:

- a. Eliminate 1 of the relocated trailers



- b. Implement a donor recognition area near splash pad for contributors
- c. Explore opportunity for an outdoor firepit
- d. City considering renaming the site -

- Rojean and Merri Lea – Prefer no change in the name (Ohuta Park)
- Historically referred to as Downtown beach or Marina Beach
- Staff have been using a hybrid of the two historic names
- Background:
 - Ohuta Park is north/west of the small watercraft access
 - 'Ohuta' was thought to be a Native American word for the 'place where the land meets the water', but this has not been confirmed as a recognized Native American word.
 - Individual names for the spaces within the park

9. Questions / Comments:

- a. All PMT members are invited to bring two names to the next meeting for consideration.
- b. Mark N. - Boarding dock should perhaps be on hold, pending the construction of a break water. In favor of achieving great project results while being prudent with public dollars.
- c. Megan - Phasing – Building out 9 trailer pads this fall. Haven't talked about moving trailers until spring. Moving trailers in the off season. Best to move trailers after May '21. Don't want to be in a position with moving trailers during typical flood periods. Response: Trailers being moved to provide flexibility with scheduling this work.
- d. Mark N. – Construct the building this year? Response by Megan: desire to build it this year but due to sequencing this was pushed to later. Would prefer grand opening at this same time.
- e. Megan – PMT asked to provide their thoughts about an ice-skating rink. The goal of providing programmed uses throughout the year. (360 days/year space)
- f. PMT indicated that the Zoom meeting worked well for them.